

33 Adswood Grove, Meole Village, Shrewsbury,
Shropshire, SY3 9QG

www.hbshrop.co.uk



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Offers In The Region Of £370,000

Viewing: strictly by appointment through the agent

Offering well-presented, extended, deceptively spacious and much improved living accommodation throughout. This is a most appealing four bedroom detached house. The property is located in this highly desirable residential location within close proximity to highly regarded schooling and an array of excellent amenities and is well placed for the local bypass linking up to the local motorway network and Shrewsbury town centre. Viewing is highly recommended. The accommodation briefly comprises the following: Entrance porch, hallway, lounge, contemporary re-fitted kitchen / diner, impressive P-shaped orangery, utility room, ground floor bedroom, ground floor shower room, first floor landing, three further bedrooms, re-fitted bathroom, generous driveway, large single garage, landscaped tiered rear enclosed well established gardens, upvc double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance porch

Having upvc double glazed window, vinyl tiled effect floor covering. Door then gives access to:

Hallway

Having wood effect flooring, radiator. Door from hallway gives access to:

Lounge

14'7 x 12'2

Having upvc double glazed window to front, radiator, wood effect flooring, wood burning stove. Arch from lounge gives access to:

Contemporary re-fitted kitchen / diner

17'11 x 10'11

The kitchen area:

Comprises: A range of contemporary replaced eye level and base units with built-in cupboards and drawers, worktop with inset sink and mixer tap over, integrated oven, four ring gas hob, stainless steel cooker canopy over, tiled splash surrounds, wood effect flooring, upvc double glazed window, space for further appliances, under-stairs pantry style storage cupboard.

The dining area:

Comprises: Wood effect flooring, wall light points, double glazed sliding door from kitchen / diner gives access to:

Impressive P-shaped Orangery

18'4 x 12'3

Having wood effect flooring, upvc double glazed lantern roof, upvc double glazed window to rear, upvc double glazed sliding patio door giving access to the rear gardens, television aerial point, recessed spotlights to ceiling, upvc double glazed door giving access to the Utility room. Additional door from kitchen / diner then gives access to:

L-shaped utility room

14'2 x 8'7

Having eye level and base units, fitted worktop with inset sink and mixer tap over, tiled splash surrounds, tiled floor, service door to garage, radiator. From utility room doors then give access to ground floor bedroom and shower room:

Ground floor bedroom

14'1 x 7'4

Having upvc double glazed door giving access to rear gardens, upvc double glazed window looking over rear gardens, wall-mounted electric heater, recessed spotlights to ceiling, wood effect flooring.

Shower room

Having shower cubicle, wash hand basin, low flush WC, tiled floor, glazed window, heated electric towel rail.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. Doors then give access to three further bedrooms and re-fitted bathroom.

Bedroom one

11'10 x 9'2

Having upvc double glazed window to front, radiator, large fitted mirror fronted wardrobe.

Bedroom two

9'3 x 9'3

Having upvc double glazed window to rear, radiator, storage cupboard housing gas fired central heating boiler, two fitted wardrobes, wood effect flooring.

Bedroom three

9'1 x 6'4

Having upvc double glazed window to front, radiator, wood effect flooring, over-stairs storage cupboard.

Re-fitted bathroom

Having a modern three piece suite comprising: Paneled bath with electric shower over, pedestal wash hand basin, low flush WC, upvc double glazed window, tiled floor, heated chrome style towel rail, spotlights to ceiling.

Outside - front

To the front of the property there is a generous brick edged driveway with lawned garden to side and mature hedging, outside lighting points. Access is then given to:

Large single garage

18'1 x 8'5

Having an up and over door, fitted power and light.

Outside - rear

Gated pedestrian access then leads to the property's beautifully kept landscaped rear gardens which comprise: Stoned section, raised decked area, tiered barked beds with a variety of specimen shrubs, plants and bushes, a centralised pathway then leads to a low maintenance barked area with crazy paved section. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

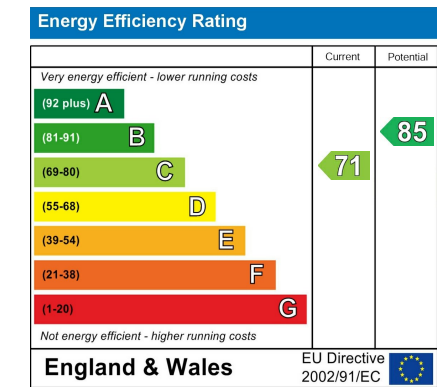
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Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

